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महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६  
सिडको (नवी मुंबई) मंजूर विकास नियंत्रण नियमावली  
कलम ३७ अन्वये नियम क्र. १६.३(१अ)(क) मध्ये फेरबदल.

महाराष्ट्र शासन,  
नगर विकास विभाग,  
अधिसूचना

क्रमांक: टिपीबी-४३०९/३०९९/प्र.क्र.१६०/२०१०/नवि-११

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक : १२ नोव्हेंबर, २०१०.

**शासन निर्णय:-** सोबतची अधिसूचना राज्य शासन साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

( राजेंद्र हाबडे )

अवर सचिव, महाराष्ट्र शासन.

प्रति,

व्यवस्थापकीय संचालक, सिडको लि. निर्मल, दुसरा मजला, नरिमन पॉईंट, मुंबई.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवीमुंबई.

उप सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवीमुंबई यांना पाठविण्यांत याव्यात.)

✓ कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

सेक्शन ३७ फाईल.

गो/श/  
२०/११/२०१०  
५/११

**Maharashtra Regional & Town  
Planning Act, 1966.**

- **Sanction to modification to DCR No. 16.3(1A) for CIDCO (Navi Mumbai) regarding additional FSI for religious buildings.**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated 12<sup>th</sup> November, 2010.**

**NOTIFICATION**

**No. TPB 4309/3099/CR-160/2010/UD-11:**

Whereas, the Government of Maharashtra in exercise of the powers conferred by sub-section (3A) of the section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, Urban Development, Public Health and Housing Department, No. RPB 1171/18124/113/II-W, dated the 20<sup>th</sup> March, 1971, and by Notification Urban Development, Public Health and Housing Department No. RPB 1173-II RPC, dated the 16<sup>th</sup> August, 1973, City and Industrial Development Corporation (CIDCO) (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the said Corporation") as the New Town Development Authority for the said area comprised in the site of Navi Mumbai as specified therein;

And whereas, in exercise the powers conferred by the provisions of the said Act and all the powers enabling it in this behalf the said Corporation made the General Development Control Regulation (GDCRs) for Navi Mumbai, (hereinafter referred to as "the said Regulations");

And whereas, the Government of Maharashtra in the Urban Development and Public Health Department approved the said Regulations in exercise of the powers conferred as per section 31 of the said Act, vide Notification No. RPB 1175/635/B-UD-5 dated the 18<sup>th</sup> August, 1979, published in the Maharashtra Government Gazette, dated 27<sup>th</sup> September, 1979;

And whereas, Govt. in Urban Development Department vide its order No. FSI/1194/2204/CR-340/94/UD-11 dated 1/6/07 has issued directions to all the Planning Authorities u/s 37(1) of the said Act to process the proposal of modification in their Development Control Regulations for including the regulation of additional FSI for Religious buildings of Registered Charitable Trust subject to terms & conditions specified therein.

And whereas, the Govt. in Urban Development Department vide its order No. TPS 1207/2598/CR-123/08/UD-12 dated 7/12/08 has issued directions

to the said Corporation under section 37(1) with 154 to modify the 16.3(c) of the said Regulation as specified therein;

And whereas, the said Corporation vide Resolution No. 10134 dated 14/7/2009 has empowered Managing Director of the said Corporation to complete the procedure under section 37(1) of the said Act and to submit it to the Govt. for sanction. However, while sanctioning the said proposal, the said Corporation has amended the terms and conditions specified therein.

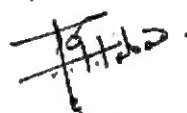
And whereas, the said Corporation after following the legal procedure laid down under section 37 of the said Act, has submitted the modification proposal to Govt. for sanction vide its letter No. CIDCO/PLNG/CAP/09/206 dated 24/8/2001;

And whereas, after consulting Director of Town Planning, Maharashtra State, Pune, Govt. finds it necessary to sanction the said modification with some changes.

Now therefore, in exercise of the powers conferred by sub-section (2) of section 37 of the said Act, Govt. hereby -

- (a) sanctions the modification more specified in the schedule attached herewith.
- (b) fixes the date on which the said modification is published in the official gazette as the date on which the said modification shall come into force;
- (c) directs the said Corporation that the schedule of modification appended to the notification sanctioning the said plan, after the last entry, the above entry (A) shall be added.

**By order and in the name of the Governor of Maharashtra,**



**(Rajendra Habde)**  
**Under Secretary to Government.**

# SCHEDULE

Accompaniment to Notification No. TPB 4309/3099/CR-160/2010/UD-11 dated 12<sup>th</sup> November, 2010.

Sr. No.	Regulation No.	Existing Provision	Maximum permissible FSI	Modification sanctioned.	Maximum permissible FSI
1	2	3	4	5	1.0
1	16.3(1a)C	Educational, Religious and Social including land-use for the benefit of the community.  However, with the previous approval of the Managing Director, CIDCO the FSI specified may be permitted to be exceeded to maximum of 100% than that permissible for buildings used for educational and medical purposes only.	1.0	Educational, Medical, Religious and Social including land-use for the benefit of the community.  Provided that with the previous approval of VC and MD, CIDCO.  I. Additional 100% FSI may be permitted to the buildings used for educational purpose, medical purpose and institutional buildings of Government or public authorities or of registered public charitable trusts.  II. Additional 50% FSI may be permitted to the buildings of religious purposes of registered charitable public trust situated on independent plots having minimum 500 sq.mt. area.  Note:- 1. No condonation shall be given in the provisions of GDGRs for availing the additional FSI.  2. The additional FSI mentioned at Sr. No.I be granted subject to payment of additional premium as may be determined by the	1.0

		<p>Corporation.</p> <p>3. In case of religious buildings 10% of the additional FSI may be used for ancillary residential purpose. The benefit of the above amendment shall also be extended to the existing authorised religious buildings.</p> <p>4. The additional FSI for religious purpose shall be permissible subject to payment of a premium of 25% of the Ready Reckoner value of the respective year out of which premium shall be paid 50% to the Government and remaining 50% to CIDCO.</p> <p>5. In case of religious buildings, No Objection Certificate shall be obtained from the Home Department of Govt. of Maharashtra and the Collector before applying for permission.</p> <p>6. In case of religious buildings, the proposal shall be consistent with the Development Plan proposals.</p>	
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**(Rajendra Habde)**  
**Under Secretary to Government.**